

Work Request No. _____

Sec. __, Twp __, Rge __

Parcel I.D. _____
(Maintained by County Appraiser)

UNDERGROUND EASEMENT (INDIVIDUAL)

This Instrument Prepared By

Name: Alonzo Russell
Co. Name: Florida Power & Light Company
Address: 700 Universe Boulevard
Juno Beach, Florida 33408

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, appurtenant equipment, and appurtenant above-ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area").

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

[SIGNATURE APPEARS ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____, 20__.

Signed, sealed and delivered in the presence of:

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

(Witness' Signature)

Print Name: _____
(Witness)

Print Address: _____

CITY OF FORT LAUDERDALE, A MUNICIPAL CORPORATION

By: _____

Print Name: Susan Grant

Print Title: Acting City Manager

Print Address: 101 NE #rd Avenue, Suite 2100
Fort Lauderdale, FL 33301

ATTEST:

APPROVED AS TO FORM AND CORRECTNESS:
THOMAS J. ANSBRO, CITY ATTORNEY

David R. Soloman, City Clerk

Shaun Amarnani, Esq., Asst. City Attorney

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me by [] physical presence or [] on-line notarization, this _____ day of _____, 20__, by _____, the _____ of the City of Fort Lauderdale, a municipal corporation, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath. (Type of Identification)

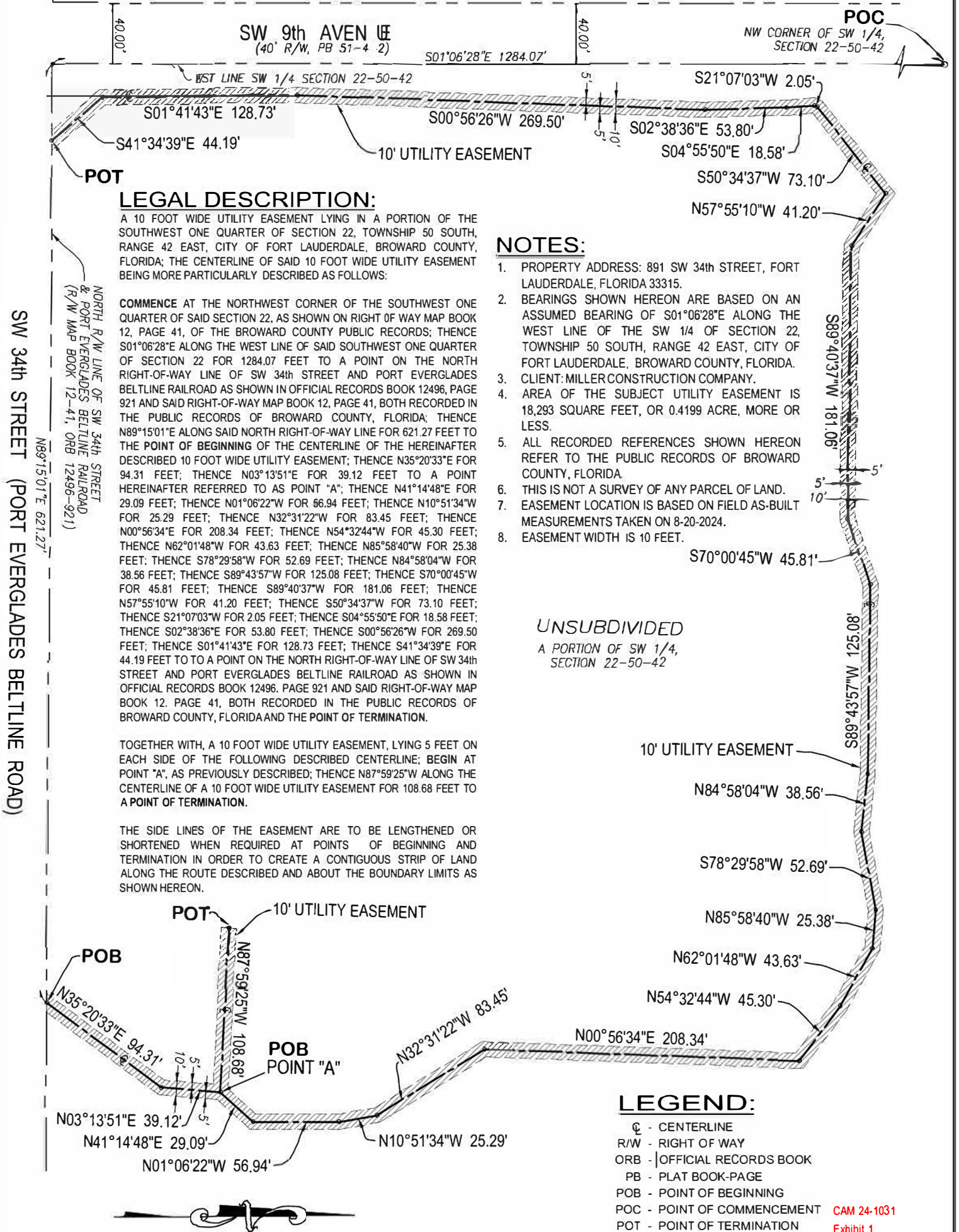
My Commission Expires:

Notary Public, Signature

Print Name _____

EXHIBIT "A" UTILITY EASEMENT SKETCH & LEGAL DESCRIPTION

"RESUBDIVISION OF MARLEE INDUSTRIES SITES"
(PB 51-42)
BLOCK 1



LEGAL DESCRIPTION:

A 10 FOOT WIDE UTILITY EASEMENT LYING IN A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 22, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA; THE CENTERLINE OF SAID 10 FOOT WIDE UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 22, AS SHOWN ON RIGHT OF WAY MAP BOOK 12, PAGE 41, OF THE BROWARD COUNTY PUBLIC RECORDS; THENCE S01°06'28"E ALONG THE WEST LINE OF SAID SOUTHWEST ONE QUARTER OF SECTION 22 FOR 1284.07 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 34th STREET AND PORT EVERGLADES BELTLINE RAILROAD AS SHOWN IN OFFICIAL RECORDS BOOK 12496, PAGE 921 AND SAID RIGHT-OF-WAY MAP BOOK 12, PAGE 41, BOTH RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N89°15'01"E ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 621.27 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREINAFTER DESCRIBED 10 FOOT WIDE UTILITY EASEMENT; THENCE N35°20'33"E FOR 94.31 FEET; THENCE N03°13'51"E FOR 39.12 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE N41°14'48"E FOR 29.09 FEET; THENCE N01°06'22"W FOR 56.94 FEET; THENCE N10°51'34"W FOR 25.29 FEET; THENCE N32°31'22"W FOR 83.45 FEET; THENCE N00°56'34"E FOR 208.34 FEET; THENCE N54°32'44"W FOR 45.30 FEET; THENCE N85°58'40"W FOR 25.38 FEET; THENCE S78°29'58"W FOR 52.69 FEET; THENCE N62°01'48"W FOR 43.63 FEET; THENCE N84°58'04"W FOR 38.56 FEET; THENCE S70°00'45"W FOR 45.81 FEET; THENCE S89°43'57"W FOR 125.08 FEET; THENCE S89°40'37"W FOR 181.06 FEET; THENCE N57°55'10"W FOR 41.20 FEET; THENCE S50°34'37"W FOR 73.10 FEET; THENCE S21°07'03"W FOR 2.05 FEET; THENCE S04°55'50"E FOR 18.58 FEET; THENCE S02°38'36"E FOR 53.80 FEET; THENCE S00°56'26"W FOR 269.50 FEET; THENCE S01°41'43"E FOR 128.73 FEET; THENCE S41°34'39"E FOR 44.19 FEET TO TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 34th STREET AND PORT EVERGLADES BELTLINE RAILROAD AS SHOWN IN OFFICIAL RECORDS BOOK 12496, PAGE 921 AND SAID RIGHT-OF-WAY MAP BOOK 12, PAGE 41, BOTH RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF TERMINATION.

TOGETHER WITH, A 10 FOOT WIDE UTILITY EASEMENT, LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; BEGIN AT POINT "A", AS PREVIOUSLY DESCRIBED; THENCE N87°59'25"W ALONG THE CENTERLINE OF A 10 FOOT WIDE UTILITY EASEMENT FOR 108.68 FEET TO A POINT OF TERMINATION.

THE SIDE LINES OF THE EASEMENT ARE TO BE LENGTHENED OR SHORTENED WHEN REQUIRED AT POINTS OF BEGINNING AND TERMINATION IN ORDER TO CREATE A CONTIGUOUS STRIP OF LAND ALONG THE ROUTE DESCRIBED AND ABOUT THE BOUNDARY LIMITS AS SHOWN HEREON.

NOTES:

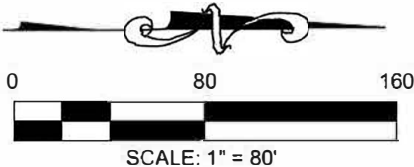
- PROPERTY ADDRESS: 891 SW 34th STREET, FORT LAUDERDALE, FLORIDA 33315.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S01°06'28"E ALONG THE WEST LINE OF THE SW 1/4 OF SECTION 22, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.
- CLIENT: MILLER CONSTRUCTION COMPANY.
- AREA OF THE SUBJECT UTILITY EASEMENT IS 18,293 SQUARE FEET, OR 0.4199 ACRE, MORE OR LESS.
- ALL RECORDED REFERENCES SHOWN HEREON REFER TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THIS IS NOT A SURVEY OF ANY PARCEL OF LAND.
- EASEMENT LOCATION IS BASED ON FIELD AS-BUILT MEASUREMENTS TAKEN ON 8-20-2024.
- EASEMENT WIDTH IS 10 FEET.

UNSUBDIVIDED
A PORTION OF SW 1/4,
SECTION 22-50-42

LEGEND:

- ⊕ - CENTERLINE
- R/W - RIGHT OF WAY
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK-PAGE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- POT - POINT OF TERMINATION

CAM 24-1031
Exhibit 1
Page 3 of 4



Digitally signed by Geoffrey Leiter
DN: C=US, O=Leiter Perez and Associates Inc.
dnQualifier=A01410C00000187950102400018811
CN=Geoffrey Leiter
Date: 2024-08-27 17:56:52

FILE: 23-283 FPLSKLD.DWG

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH ST. RD., SUITE 209, MIAMI, FLORIDA 33169
MIAMI-DADE (305) 652-5133 BROWARD (954)524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com LICENSED BUSINESS No. 6787

THIS "SKETCH & LEGAL DESCRIPTION" WAS PREPARED UNDER MY SUPERVISION.
LEITER, PEREZ & ASSOCIATES, INC.

BY: Geoffrey Leiter PRESIDENT
GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

DATE: 8-26-2024

JOB NO.: 23-283

FILE No.:

SHEET 1 OF 1



LEGAL DESCRIPTION

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